

City County

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 640 White.
SUBDIVISION: City of Grand Jct.
FILING # Orig. BLK # 83 LOT # 22+23
TAX SCHEDULE NUMBER:
2945 143 06 006

SQ FT OF BLDG: 4800 #
SQ FT OF LOT: 6250 #
NUMBER OF FAMILY UNITS: 0
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Marisa Associates *
ADDRESS: Box 98, Grand Jct, Co. 81502
PHONE: 242-6550.

1 - No Exterior Additions.
USE OF ALL EXISTING BUILDINGS:
Yes.

DESCRIPTION OF WORK AND INTENDED USE:
Remodeling

Being
* sold to George E. Wheeler
+ Karen + William Brunney.

FOR OFFICE USE ONLY

ZONE: B-3
SETBACKS: F 25'* S 0 R 0
RIGHT OF WAY: 80'
MAXIMUM HEIGHT: 40'
PARKING SPACES REQUIRED: _____
LANDSCAPING/SCREENING: _____

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: #1
SPECIAL CONDITIONS: * Front setback
20' from prop line (min).
Signage will require separate sign permit
Recommend exploring City tree planting
in Row in front bldg along White

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

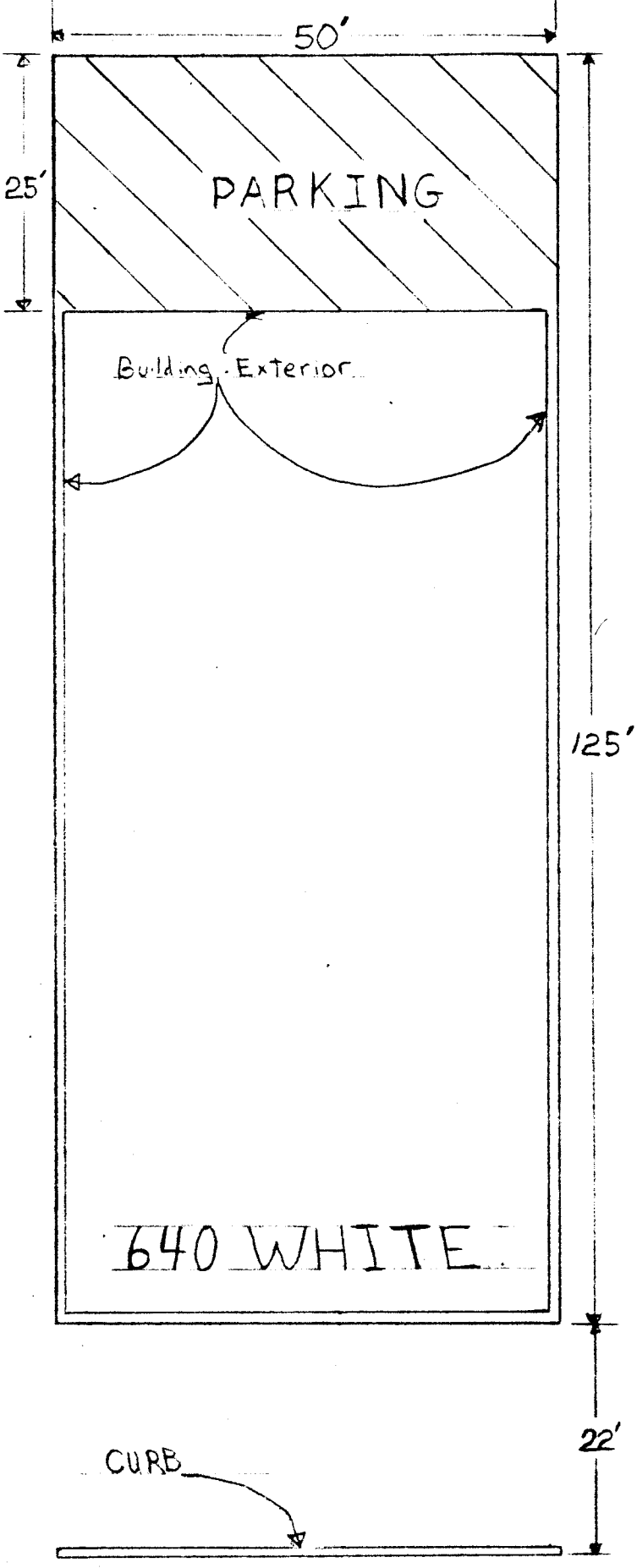
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

George E. Wheeler
SIGNATURE

DATE APPROVED: 2-10-84
APPROVED BY: V. Skotton
C.O. signed off - 12-11-84 M.S.



ALLEYS



Presbyterian
Church Parking

640 WHITE

CURB

22'

WHITE AVE.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

TO: Karen Brunner

FROM: Bob Goldin, Senior City Planner *BG*

DATE: January 26, 1984

RE: 640 White

The letter of intent submitted to this department was reviewed for the proposal at 640 White. While the use is found to be acceptable, we strongly recommend you pursue the possibility of acquiring additional parking.

The on-site parking is best utilized for customer parking and the off-site parking for employees.

To ensure the use proposed for the rental unit is also allowed, please contact this department for verification.

All Uniform Building and Fire Code requirements will need to be met with the building permit application. Also, any signage will require a sign permit through this department.

We appreciate your cooperation in this matter.

Good luck in your new location.